

Neighborhood Development Services NEWS & NOTES



**City of Charlottesville • Building Inspections
Engineering • Planning • Zoning**

A Quarterly Review
January 2010
Volume I, Issue I

Message from the Director

Happy New Year!

I hope you all are looking forward to an exciting new year and new decade as we move into 2010. It will be a busy time at Neighborhood Development Services and for the whole City, as we have many projects either ongoing or about to begin. These include:

- New sidewalk construction along Holmes Avenue, Lewis Mountain Road, and other citywide locations
- Belmont initiatives which include potential zoning and noise ordinance amendments

as well as traffic calming enhancements

- Renovation of 608 Ridge Street as a near zero-energy home

We look forward to working with you as we go through this new year, and hope you are as excited about the possibilities as we are!

Sincerely,

Jim

James E. Tolbert, AICP
Director

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NDS Mission

“Our mission is to safeguard the interests and well-being of Charlottesville’s neighborhoods through world-class customer services that provide community-oriented engineering, proactive code enforcement, and collaborative neighborhood planning.”

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What's Happening in our Neighborhoods?

- ⌘ The Greenleaf Center project at 1147 Rose Hill Drive has been resubmitted for final approval. The project's review is nearly complete. A new three-story office building will replace the existing structures on the corner of Rose Hill Drive and Amherst Street. The applicant has proposed a number of green building components in the construction to clean and retain stormwater.
- ⌘ Proposed changes to the noise ordinance as it applies to the Neighborhood Commercial Corridor in the Belmont neighborhood have been initiated by the City Council, and will be considered in upcoming meetings.
- ⌘ The Belmont Cottages PUD, 15 single-family units, has received final approval.
- ⌘ A 24 unit mixed-use development is proposed on the property bordered by Roosevelt Brown, King, Grove and 9th Streets.
- ⌘ *5th Street SW one-way change* – From south of the eastern leg of Dice Street to just north of the Flower Man parking lot, 5th Street SW was made one-way in the southbound direction on January 20th. In June we will determine how effective the change is and if it has had any negative impacts on neighboring streets.
- ⌘ The JPA Bridge project is scheduled for bid in the summer of 2010. During construction, the bridge will be closed to traffic but remain open to pedestrians and bicyclists.
- ⌘ City staff is currently working on implementing modifications to the Shamrock Road railroad crossing.
- ⌘ The YMCA's preliminary site plan was approved by the Planning Commission in the fall, and City Council recently approved the project's overall design. The applicant intends to submit their final site plan for review and approval to NDS in the coming weeks.
- ⌘ The Fry's Spring Station at 2115 JPA is under construction and scheduled for completion in February.
- ⌘ Cherry Hill Developers have requested that the City accept Rainer Road and Bing Lane into the City street system. City Staff will send a letter to Village Place developers and residents to inform them of remaining items that need attention before this road can be accepted for public maintenance. The developer has not yet requested road acceptance.
- ⌘ A resident of the Woodhaven neighborhood is creating a neighborhood organization for residents who live on Elizabeth Avenue, Lili Lane, Holmes Avenue and Agnese Street. Spencer Pushard lives at 1209 Agnese Street and can be contacted at 996-5687 or at pushardspencer@yahoo.com.
- ⌘ St. Charles Court residents will soon receive a letter in response to the snow removal concerns shared with staff in December and early January. The letter will also be sent to Southland Homes outlining issues to be addressed before the road can be accepted into the City street system as well as their responsibilities until the road is accepted for public maintenance.
- ⌘ The proposed Coal Tower property development of 302 multi-family units is nearing final site plan approval.
- ⌘ A private 19-space parking lot at 207 11th Street NE is currently under construction.
- ⌘ Whole Foods site plans were approved this winter and work is underway on Hydraulic Road across from Dominion Power. Crews will construct a retaining wall at the southeastern end of the property that will support the level site pad where the grocery store is to be located. The southern terminus of Hillsdale Drive Extended, the outer shell of the grocery store, and the parking lot with trees are scheduled for completion this fall.
- ⌘ A zoning text amendment was recommended for approval by the Planning Commission in January that would enable a Petco to locate next to World Market and Best Buy. The zoning code change request was submitted because the store would like to offer pet training, pet grooming and minimal veterinary services to customers. These uses are not permitted under the existing zoning. City Council will take up the Planning Commission's recommendation in February.
- ⌘ The Gleason project, a 6 story mixed-use building, is currently under construction, with completion scheduled this year.
- ⌘ Construction in Brookwood development continues but is nearing completion. Raymond Road street acceptance is expected soon.
- ⌘ Carter's View, a 29 single-family unit development located on an extension of Baylor Lane, is nearing completion. The developer is currently working on acceptance of the new streets into the City street system.

- ✦ The proposed Charley Close development, a 6 lot subdivision at the end of Hartman's Mill Road and adjacent to Roy's Place, has received preliminary approval.
- ✦ Applicants for the Carver at Preston (701 Preston Avenue), a 27 unit condo, continue working with the railroad to obtain an easement to complete their project.
- ✦ City Council approved the special use permit for Charlottesville's first single room occupancy facility at their January 4th meeting. The facility will house formerly homeless residents and provide support services as they regain their footing and reestablish themselves. The 60-unit facility's site plan was approved by the Planning Commission in December, and the final site plan will be submitted for review and approval in the coming weeks.
- ✦ UVa has launched their Zipcar program which allows students, faculty, staff and community members temporary use of a vehicle for a small fee. There are six Zipcars available for use in the City and they are parked around the University. Visit <http://www.zipcar.com/uva/> for more information.
- ✦ 632 Preston Place, a 10 resident boarding house, was recommended for approval by the Planning Commission on January 12th, 2010 and is scheduled on the February 2nd City Council agenda for final approval.
- ✦ The Alcove Hotel, a 30 unit development located at 207 14th Street A will be before the Planning Commission on February 9th, 2010.
- ✦ The Dinsmore, a 21 unit apartment building at 219 14th Street, has submitted their final site plan.
- ✦ A preliminary site plan is under review for the Brandon/Monroe Apartments (428 Brandon Ave/429 Monroe Lane), a proposed 23 unit apartment building.
- ✦ The UVA Foundation is proposing changes to their 2006 site plan for the Battle Building to be constructed on West Main Street. The new facility is intended to serve children on an outpatient basis and connect with the new 11th Street parking deck. Amendments to their special use permit will be sub-

mitted later this year.

- ✦ A 6-story, mixed-use building at the corner of 10 ½ Street and West Main Street is proposed. The building will have retail space on the first floor, office space on the second and 1- and 2-bedroom condominiums on the upper floors. Parking is provided below ground, and the building will recycle rainwater collected in roof tanks.
- ✦ New sidewalks are being designed for;
 1. Brandywine Drive (from Yorktown Road to Hydraulic Road east side),
 2. St. Annes Road (at the intersection with Grove Road),
 3. High Street (from Grove to Long Street east side),
 4. Little High Street (from Meade Avenue to 13th street north side),
 5. Florence Avenue (from Rives Street to Nassau Street north side),
 6. Holmes Avenue (from North Avenue to Elizabeth Avenue near the creek east side),
 7. Lewis Mountain Road (from Emmet Street to Alderman Road south side), and
 8. Meadowbrook Heights Road (from Kenwood Lane to King Mountain Road west side).

Construction is currently underway on Holmes Avenue and Lewis Mountain Road with other locations to start in the spring. Residents will be notified in advance of construction activities.



Planning Commission Update and Upcoming Sessions

- The new **Charlottesville Fire Station**, to be located at the corner of Summit Street and Fontaine Avenue, had its slope waiver approved with conditions as well as its certificate of appropriateness for an Entrance Corridor in October.

Planning Commission
*Meets on the Second
Tuesdays of the Month*

- The Slope Waiver for the **YMCA at McIntire Park** was approved in October, and the site plan was approved shortly thereafter in November.
- In December, the **Capital Improvement Plan** was approved with suggestions, including increasing housing funds, looking for opportunities for additional parkland acquisition, creation of an endangered building fund, further investigation into storm water utilities, and individually spelling out

bicycle and pedestrian improvements.

- Upcoming agenda items include a rezoning request for **834 Prospect Avenue** and a special permit request for a hotel at **207 14th St NW**.
- Upcoming Planning Work Sessions:

January 26: Zoning Matrix and Restaurant Definition

February 23: Entrance Corridor Guidelines

March 23: Work Plan

- ✦ *The April Regular Planning Commission Meeting has been switched to Monday, April 12th. **

BAR

*Meets on the Third
Tuesdays of the Month*

Board of Architectural Review (BAR) Highlights



Charlottesville's Historic Woolen Mills

Appropriateness (COA) for the Dinsmore II Apartment Building between 14th and 15th Streets.

- The new **Jefferson Theater on the Downtown Mall** was approved by the BAR in October and had its COA for new construction approved in November.
- The COA for new construction for a **Memorial Meditation Garden** at 1700 University Avenue was approved in December.
- The BAR **denied demolition of a storefront on the Downtown Mall at 219 W.**
- The BAR **voted to support the Woolen Mills Village National Register nomination** in November. The Woolen Mills Village Historic District was listed on the Virginia Landmarks Register on December 17, 2009.
- In October, the BAR **approved the Certificate of**

History in the Making

The Virginia Department of Historic Resources awarded Charlottesville a Certified Local Government matching grant to fund a **historic survey of the Fry's Spring neighborhood**. (Charlottesville's application received the highest score.) Historic survey work (photography of building exteriors and written documentation) began in December 2009, and will continue in January 2010. The Fry's Spring Neighborhood Association voted in support of having the survey accomplished, and has been very helpful by calling and emailing information about specific buildings. The survey, including a written history of Fry's Spring neighborhood, will be completed in June 2010.



Major Development Projects

Recently Approved Site Plans:

- Delta Upsilon Fraternity House, 135 Madison Avenue
- Whole Foods Market, Hydraulic Road
- Belmont Cottages PUD, Avon Street

Recently Submitted Site Plans:

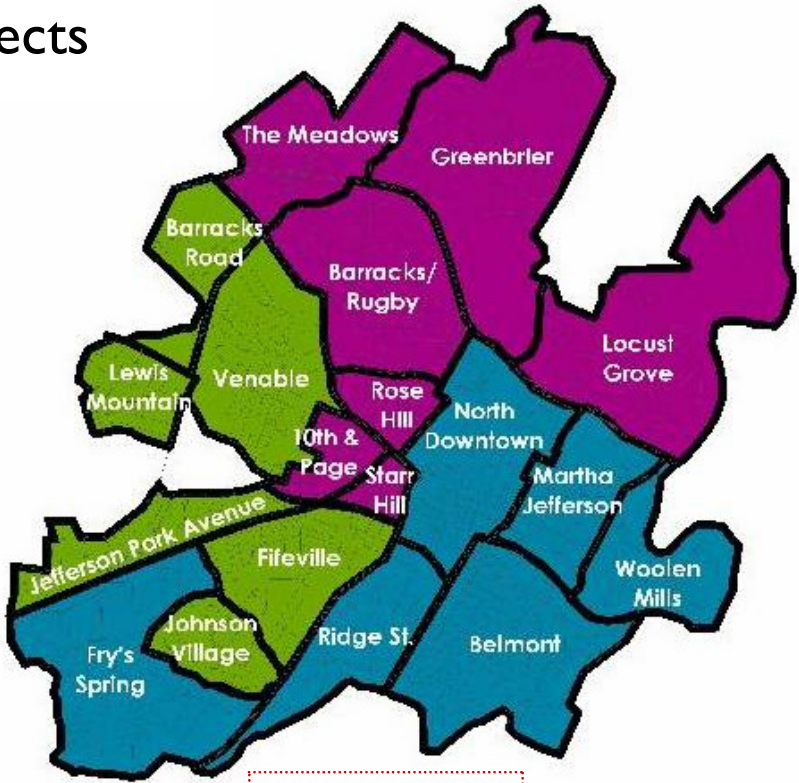
- Brandon Avenue/Monroe Lane Apartments
- Alcove Hotel, 207 14th St NW

Highlighted Projects Under Review:

- | | |
|------------------|------------------|
| Martha Jefferson | Coal Tower |
| Belmont | Rialto Beach |
| North Downtown | 550 E. Water St. |

- | | |
|----------------|-----------------------------|
| Greenbrier | YMCA |
| Starr Hill | Virginia Supportive Housing |
| Barracks/Rugby | Greenleaf Center |

- | | |
|-----------------------|------------------------------|
| Jefferson Park Avenue | Fontaine Avenue Fire Station |
| Venable | The Dinsmore |
| Venable | 1824 University Circle |



Neighborhood Planners
Brian Haluska
Nick Rogers
Ebony Walden

A reminder to be fire safe during the winter months.

Families should take simple steps to protect their homes and their families from the dangers of household hazards that can cause electrical and heating fires and carbon monoxide poisoning.

Property Maintenance

- Space heaters and extension cords are among biggest hazards in homes. There should be a 3-foot buffer around any space heater in your home.
- Take the time to read the label on your extension cord or make sure your electric heater is set up safely.
- The heating season also increases

the dangers of carbon monoxide poisoning. Carbon monoxide is a clear, odorless and potentially fatal gas produced by home heating systems, hot water heaters, faulty chimneys, kerosene or fuel oil room heaters, gas stoves, generators, fireplaces, charcoal grills and car exhaust. It can cause flu-like symptoms, vomiting, loss of consciousness, brain damage and eventually death.

- Smoke detectors and Carbon Monoxide detectors are available and should be installed. The Charlottesville Fire Department offers free smoke detectors to all city residents. Just call their Neighborhood Safety Hotline at (434) 970-3245.

Do you know how many unrelated persons can reside in your home?

Zoning

It depends on your zoning classification, but in most cases no more than 4 unrelated persons can live in a unit (this is further limited to 3 unrelated if you reside in the R-1U or R-ISU districts). Make sure to check the code or with Zoning staff if you have interest in renting your home or other property as housing to unrelated persons

to confirm that you are adhering to the requirements.



Council approves 250 Bypass Interchange Design

City Council has approved the major design features for a grade-separated interchange at the intersection of the U.S. 250 By-Pass and McIntire Road.

The interchange, which features a diamond-style roadway layout with McIntire Road running under U.S. 250, will connect to the north with McIntire Road Extended and the Meadow Creek Parkway in Albemarle County.

After reviewing comments received during the recent public hearing, Council voiced concern regarding the design, specifically alterations to bicycle and pedestrian facilities. The project team, which includes NDS staff and design professionals Rummel Klepper & Kahl, modified the design to provide for bike and pedestrian access along both sides of McIntire Road. Additional design modifications that have evolved since last year include a reduction in both length and height of the Bypass bridge by using a straight girder bridge design and pulling the ramps closer to the bypass.

Upon completion, the interchange will safely accommodate future traffic and improve community mobility, including that of bicyclists and pedestrians. The project will be designed as a gateway to the City of Charlottesville in a manner that is sensitive to the context of its surroundings, minimizes impacts to the environment, and supports existing and planned recreational development in McIntire Park.



University Corner Refurbished

Several renovations to the Corner District have reached completion.

Among the projects: the concrete sidewalk on 14th St NW has been replaced with a more structurally sound and aesthetically pleasing brick sidewalk; a new concrete slab and new bricking has replaced the old, less structurally sound sidewalk on Elliewood Avenue; numerous curbs have been replaced to conform to ADA standards, including the often-traversed intersection of 14th St and Wertland St; and new pedestrian lights have been installed underneath the 14th and University railroad bridge, which prior, had been poorly lit.

In addition, trees along the corridor from the Red Roof Inn to the Bank of America are now lit with blue lights, giving the Corner a similar look to the Downtown Mall.

City civil engineer Sujit Ekka reports, "We've reached substantial completion," and adds that things have been "going well" through the winter on the Corner.